

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Santa Clara County

State: CA

PJ's Total HOME Allocation Received: \$16,069,822

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	94.84 %	93.35 %	29	93.41 %	58	62	
% of Funds Disbursed	87.90 %	85.12 %	29	84.68 %	56	59	
Leveraging Ratio for Rental Activities	16.27	5.84	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	49.52 %	72.98 %	71	80.76 %	8	7	
% of Completed CHDO Disbursements to All CHDO Reservations***	47.90 %	61.88 %	59	68.18 %	19	17	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	24.05 %	77.72 %	86	80.32 %	2	1	
% of 0-30% AMI Renters to All Renters***	9.49 %	39.58 %	78	45.16 %	4	3	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	30.38 %	92.53 %	86	95.04 %	1	1	
Overall Ranking:			In State:	87 / 92	Nationally:	8 5	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,000	\$33,130		\$26,037	158 Units	70.50 %	
Homebuyer Unit	\$30,113	\$20,348		\$14,755	57 Units	25.40 %	
Homeowner-Rehab Unit	\$41,204	\$27,021		\$20,487	9 Units	4.00 %	
TBRA Unit	\$0	\$2,819		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Clara County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$142,653	\$312,664	\$37,563
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	79.2	50.9	44.4	0.0	Single/Non-Elderly:	58.3	21.1	0.0	0.0
Black/African American:	0.0	1.8	0.0	0.0	Elderly:	27.1	3.5	77.8	0.0
Asian:	0.0	8.8	0.0	0.0	Related/Single Parent:	10.4	28.1	22.2	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	2.1	43.9	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	5.3	0.0	0.0	Other:	2.1	3.5	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	8.8	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	3.5	0.0	0.0					
Asian/Pacific Islander:	8.3	1.8	0.0	0.0					
ETHNICITY:									
Hispanic	12.5	19.3	55.6	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	81.3	21.1	44.4	0.0	Section 8:	0.0	5.3 [#]		
2 Persons:	14.6	22.8	44.4	0.0	HOME TBRA:	0.0			
3 Persons:	4.2	15.8	0.0	0.0	Other:	6.3			
4 Persons:	0.0	28.1	0.0	0.0	No Assistance:	93.8			
5 Persons:	0.0	7.0	11.1	0.0					
6 Persons:	0.0	1.8	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	3.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			25	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Clara County

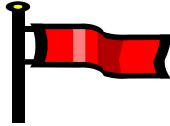
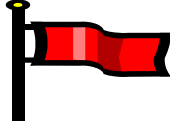
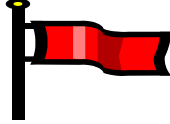
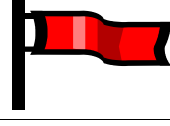
State: CA

Group Rank: 8
(Percentile)

State Rank: 87 / 92 PJs

Overall Rank: 5
(Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	49.52	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	47.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	24.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	30.38	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.35	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)